

PP

APPROVAL RECORD

Planning Permission

Tirunelveli district, Tamil Nadu

APPROVAL TYPE

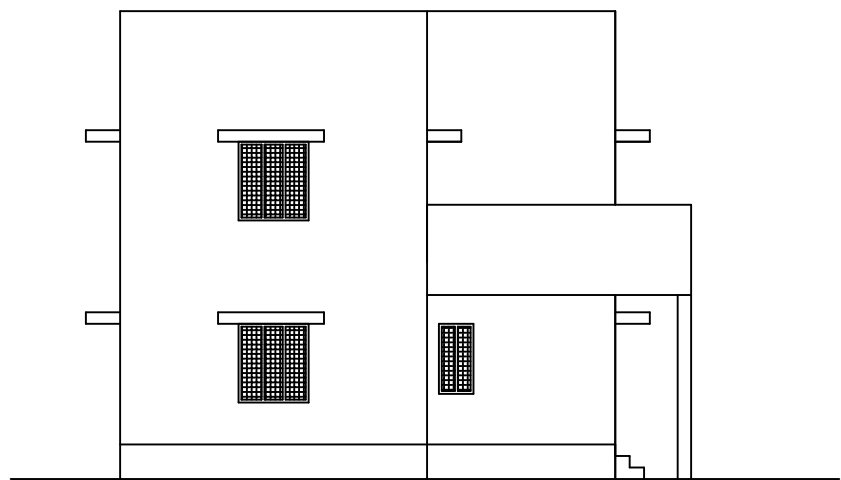
Building Plan

ISSUING AUTHORITY

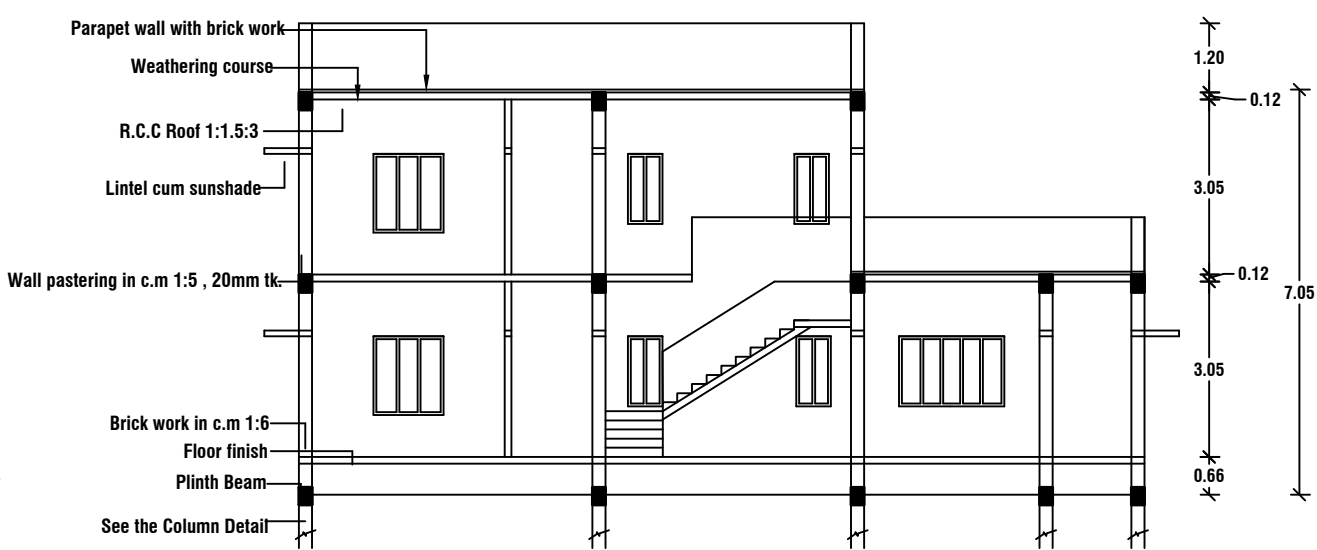
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

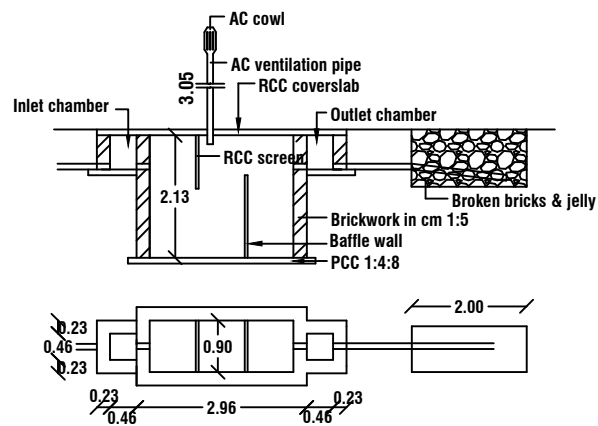
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



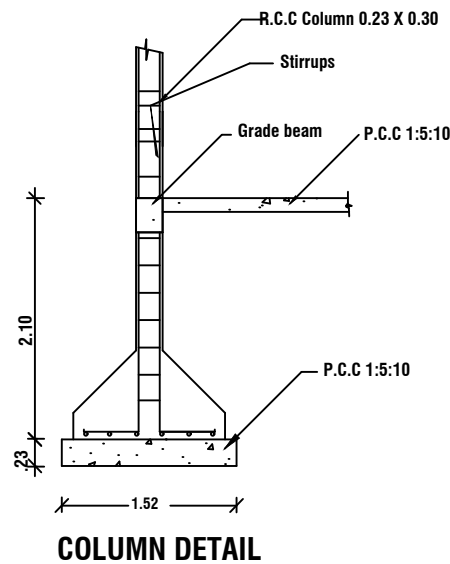
ELEVATION



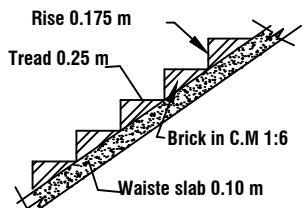
SECTION ON AB



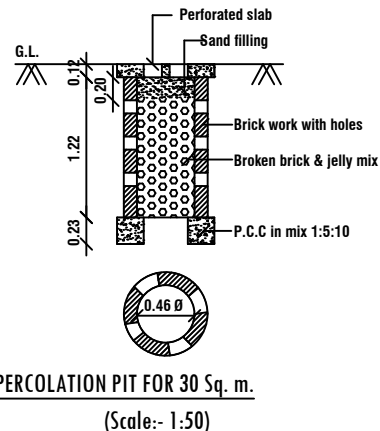
SEPTICTANK DETAILS



COLUMN DETAIL



STAIR DETAILS



PERCOLATION PIT FOR 30 Sq. m.
(Scale:- 1:50)

PARKING CALCULATION FOR HOUSE BUILDING

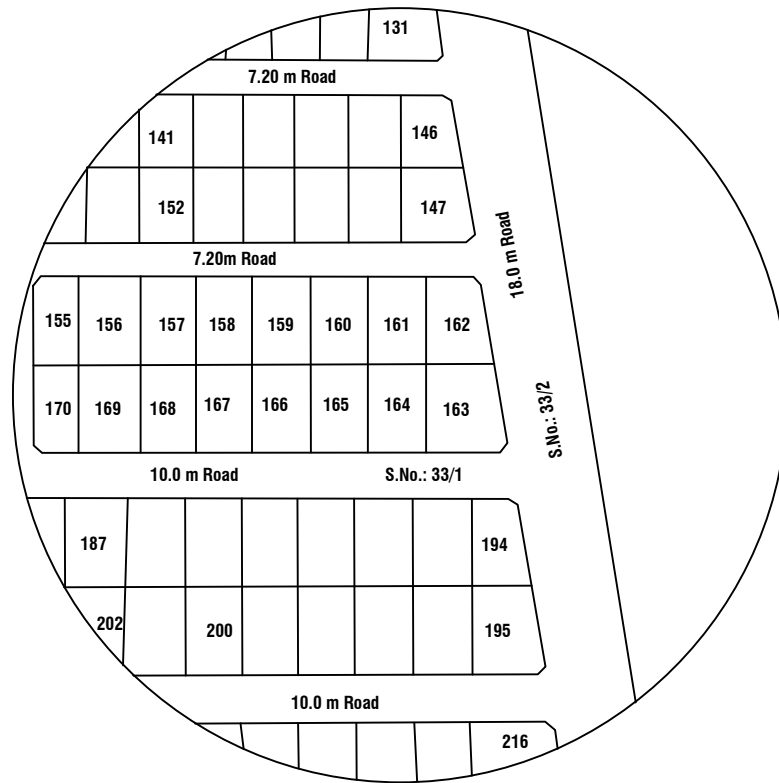
Floor area between 75 and 100 Sq.m - 1 Car space
additional every 100 Sq.m - 1 Car space
(1 Car Space 2.50 x 5.0 m)
Building area GF(excluding portico) + FF = 209.87m
Required - 2 Car Space Provided - 2 Car Space

Rule 35, Non-high rise building
Parking Ambure -IV, Rule 38(a) & 39(b)

Tamilnadu Combined Development & Building Rules - 2019			
Height of the building less than 7m, above 9 m width			
Setback	Required	Available	OK
Front	3.0 m	3.0 m	OK
Side(East)	1.0 m	1.0 m	OK
Side(West)	1.0 m	1.0 m	OK
Rear	NII	0.20 m	OK
FSI	2.0	0.931	OK
Car Park	2	2	OK

FLOOR SPACE INDEX

TOTAL FLOOR AREA	
SITE AREA	< 2.00
209.87	< 2.00
220.00	< 2.00
0.953	< 2.00
HENCE OK	



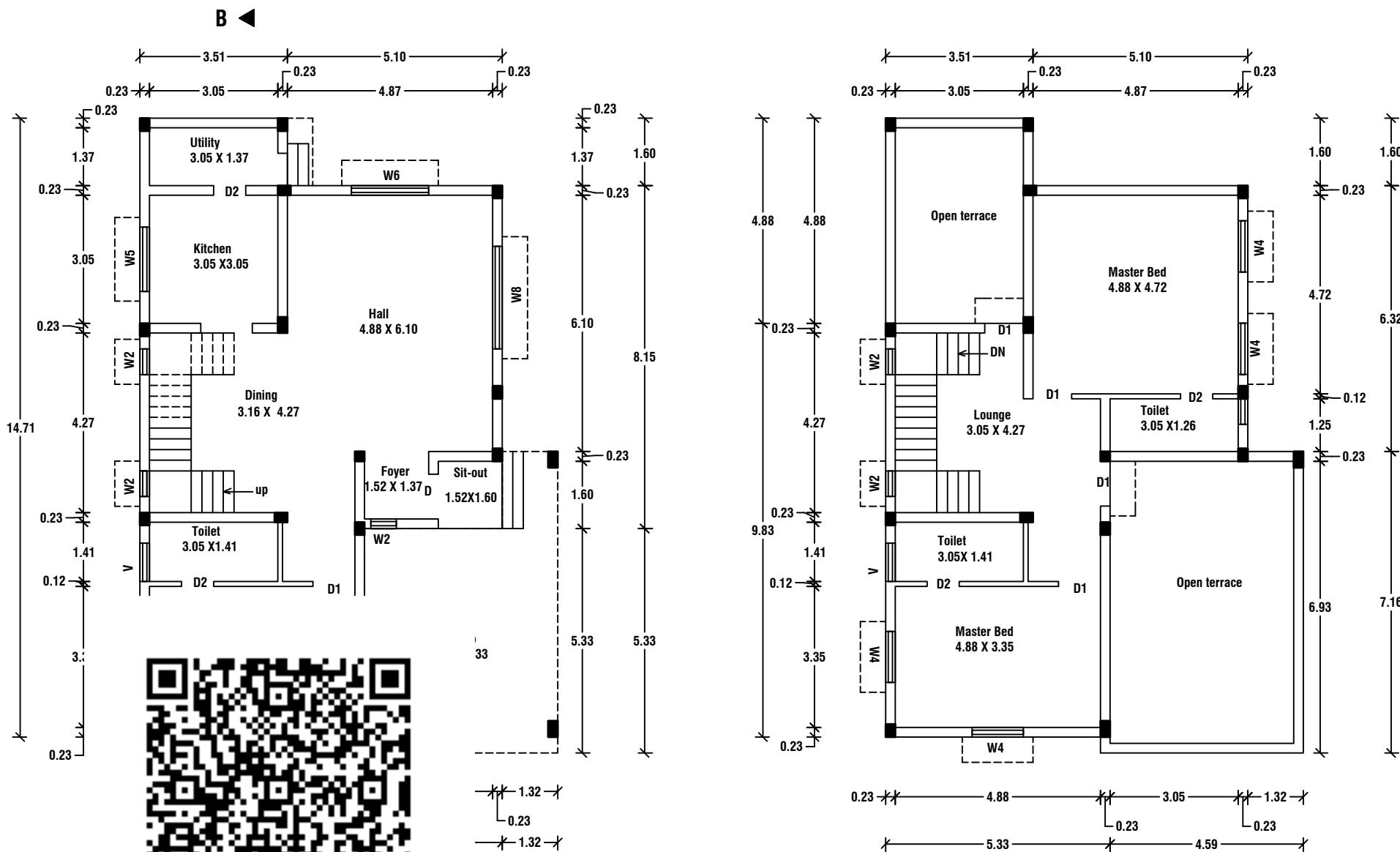
LAY-OUT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING BEARING PLOT NO.: 165, S.NO.: 33/ 1 PART, & S.NO.: 36 PART, KEELANATHAM VILLAGE AND PANCHAYAT, PALAYAMKOTTAI PANCHAYAT UNION. APPROVED LAY-OUT NO.: Ma.Va/ Na.Vu.E En :16/ 2023

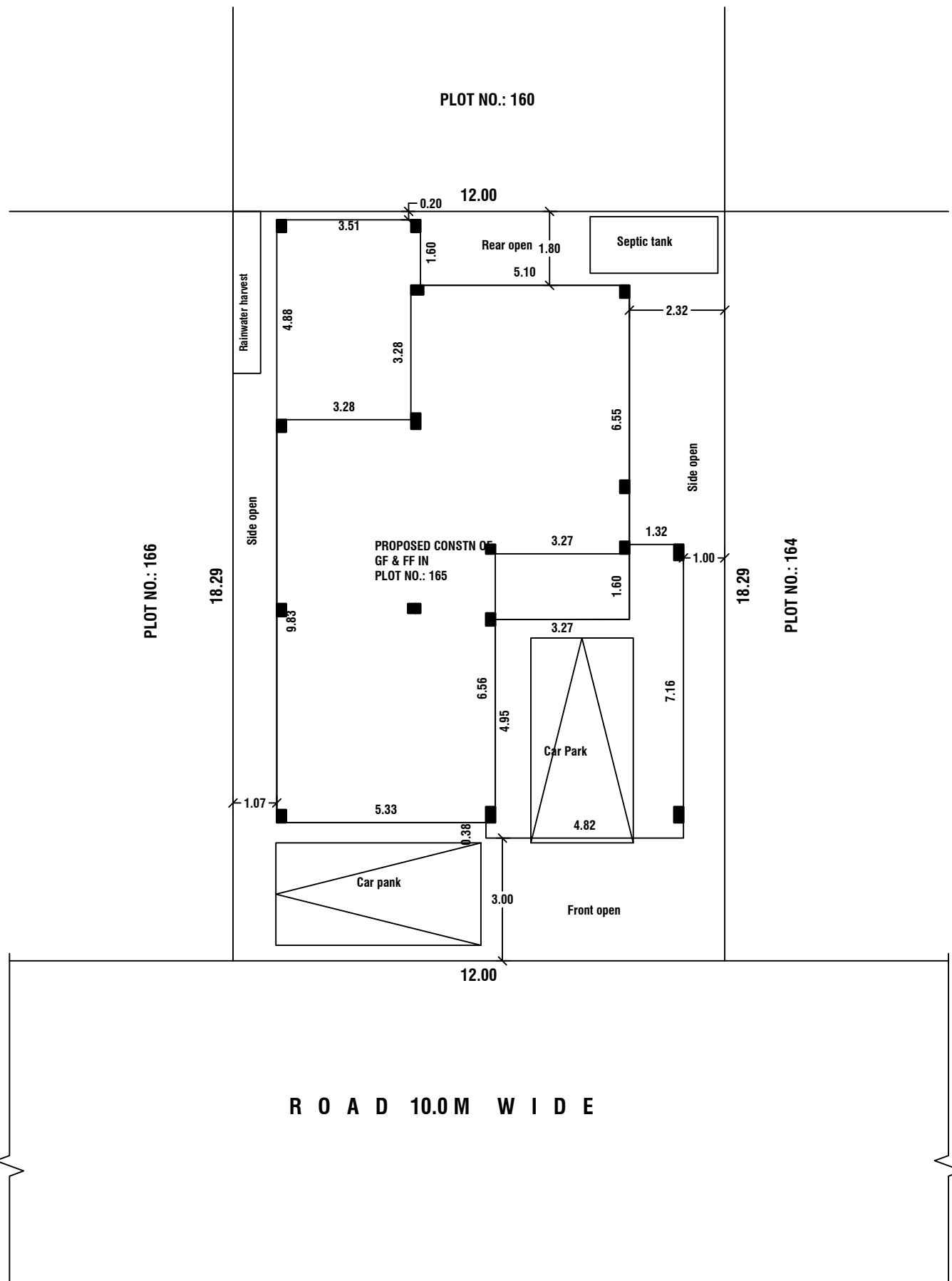
AREA DETAILS	SQ.M	SQ.FT
APPLICANT SITE AREA	220.00	2368.00
PROPOSED GROUND FLOOR AREA	129.22	1390.92
PROPOSED GROUND FLOOR PLINTH AREA	102.23	1100.40
PROPOSED PORTICO AREA	26.99	290.52
PROPOSED FIRST FLOOR PLINTH AREA	80.65	868.12
TOTAL AREA OF GROUND FLOOR & FIRST FLOOR	209.87	2259.04
OPEN SPACE	90.78	977.16

JOINERIES		
D	DOOR	1.00 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.75 X 2.10
W8	WINDOW	2.44 X 1.37
W6	WINDOW	1.83 X 1.37
W5	WINDOW	1.52 X 1.37
W4	WINDOW	1.22 X 1.37
W3	WINDOW	0.91 X 1.37
W2	WINDOW	0.61 X 1.37
V	VENTILATOR	0.91 X 0.61

COLOUR REFERENCE	
SITE	
EXISTING	
PROPOSED	
ROAD, STREET	



FIRST FLOOR PLAN



SITE PLAN



Applicant

BEMMAN PLAN & 3D
A Computer Solution of Home Building

• Single window DCR PLAN •Valuations & Estimate
• LPA Single Window System & Drawing •Front Elevation

#A-4, M.R.(STR) Complex, Kottur Road,
Palayamkottai, Tirunelveli - 627002
e-mail: bemmannofficers@gmail.com
94431 72043

meena-165-10-24
Jun. 27, 25
SCR NO.:
DATED :
Do Rainwater harvest at house
Save the planet :
Plant a tree !
Get Rain water !!

BEMMAN PLAN & 3D

Er. R.K.Subramanian B.E., M.Sc (Valu.)
Register Engineer - Grade - II
Reg.No. 146/LS/2019/0097-Tvl.Corp.
29, Sourashtra Pathu Pillayer Kovil Street,
Palayamkottai, Tirunelveli - 627002
E-mail : bemmannofficers@gmail.com
Cell : 94431 72043

Registered Engineer

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

